

**WILLIAMSBURG
ARCHITECTURAL REVIEW BOARD MINUTES
Tuesday, September 9, 2003**

CALL TO ORDER AND ATTENDANCE

The regular semimonthly Architectural Review Board meeting was held on Tuesday, September 9, 2003, at 6:30 p.m. in the third Floor Conference Room of the Municipal Building.

Chairman Williams called the meeting to order. Present in addition to Mr. Williams were Board members Mr. Sandbeck, Mr. Durbin, Mr. Spence, Mr. Pons, and Mr. Watson. Board member Mr. Walker was absent. Also present was Zoning Administrator Murphy.

CONSENT AGENDA

**ARB #03-073 CWF/Great Hopes Plantation/120 Visitor Center Drive –
New Building (slave house) – Approved.**

**ARB #03-074 Brooks Land Corporation/106 & 110 Westover Avenue –
Exterior Change (windows) – Approved.**

Mr. Williams motioned to approve the consent agenda as presented.

Recorded vote on the motion:

Aye: Mr. Durbin, Mr. Williams, Mr. Pons, Mr. Watson.

Nay: None.

Absent: Mr. Walker.

Abstain: Mr. Sandbeck & Mr. Spence (ARB #03-073).

CONCEPTUAL REVIEW

**ARB #03-075 Brooks & Hall/Parkway Condominiums/222 Parkway
Drive – New Condominiums**

Mr. Ditlef Olsen, Developer, presented a colored rendering and noted the following for the conceptual review of the proposed condominium project:

- Currently 48-54 units are proposed for the development. The final number of units will depend on acquisition of additional property and if the building will contain one bedroom units.
- A courtyard is proposed in the interior of the building which will contain stairs and elevators to access the units.
- Parking for the units will be located underground with visitor parking in front of the building adjacent to Parkway Drive.

- The building will be constructed of masonry/concrete with a brick veneer exterior.
- A standing seam metal roof with a 5/12 pitch is proposed with mechanical equipment being contained on the back side adjacent to the courtyard.
- A majority of the trees on the site will remain with removal of trees around the building and adjacent to Parkway Drive for the visitor parking.

A general discussion followed concerning the proposal with the Board agreeing on the following:

- Investigate using brick supports along the sides of the building instead of columns.
- Limited the use of columns to the front elevation to break up the mass of brick.
- Windows must have exterior muntins which give the appearance of true divided lights and are non-removable.
- Shutters must be in correct proportion to the window they adjoin, must have attached hardware and be mounted to give the appearance of being operable. Shutters should not appear to be attached permanently to the wall.
- The use of aluminum/metal railing is acceptable with a detail to be submitted with the final submittal.
- The use of solid glass sliding doors was acceptable on the side elevations.
- A list of all proposed materials and colors must be submitted with the final submittal to include light fixtures (on building and parking lot), windows, railing detail (patios and parking area), column details, guttering, fencing, mechanical equipment location and any other exterior site elements need for the project.
- A concern was expressed on snow or ice forming on the roof and falling on vehicles or individuals below during extreme cold conditions. The applicant noted the concern and will investigate if the building code requires any certain methods such as snow dogs for this type of construction. Mr. Durbin noted that snow dogs have failed in other applications and should not be recommended by this Board.

Mr. Williams motioned to conceptually approve the request conditioned upon the applicant addressing the concerns noted above as discussed at the meeting with final submittal of the project.

Recorded vote on the motion:

Aye: Mr. Durbin, Mr. Williams, Mr. Pons, Mr. Watson and Mr. Sandbeck.
Nay: None.
Absent: Mr. Walker.
Abstain: Mr. Spence.

Minutes August 12, 2003

The minutes were approved as presented with one minor correction as noted by the Chairman.

There being no further business, the meeting adjourned at 7:00 p.m.

Carolyn A. Murphy
Zoning Administrator